

**Board of Zoning Appeals**

601 Lakeside Avenue, Room 516

Cleveland, Ohio 44114-1071

[Http://planning.city.cleveland.oh.us/bza/cpc.html](http://planning.city.cleveland.oh.us/bza/cpc.html)

216.664.2580

**APRIL 29, 2019**

**9:30**

**Calendar No. 19-054: 18420 Rockland Ave.**

**Ward 17**

**Martin J. Keane**

**9 Notices**

Karima Boukhennou, owner, proposes to install approximately 30 lineal feet of 6 foot high opaque, white vinyl fence on the side street property line in an A1 One Family Residential District. The owner appeals for relief from the strict application of Section 358.04(a) of the Cleveland Codified Ordinances which states that a fence in a residential district is limited to 4 feet in height and at least 50% open unless it is set back 4 feet from the side street property line. The proposed fence will 6 feet tall, solid white vinyl and will be erected on the property line. (Filed March 27, 2019)

**9:30**

**Calendar No. 19-055: 3381 Rocky River/Illicit  
Discharge/Water Pollution  
Control Violation Notice**

**Ward 17**

**Martin J. Keane**

Koussa Properties, LTD., owners, appeal under the authority of Section 76-6(b) of the Charter of the City of Cleveland and Section 329.02(d) of the Cleveland Codified Ordinances from the decision of the Commissioner of the City of Cleveland's Division of Water Pollution Control to issue a Notice of Violation which states that the homeowner has failed to comply with section 541.1(a)(8) Cleveland Codified Ordinance Section regarding illicit discharge at 3381 Rocky River Drive(Filed March 27, 2019).

**9:30**

**Calendar No. 19-057: 4276 E. 71 Street**

**Ward 12**

**Anthony Brancatelli**

**20 Notices**

James Termini, owner, proposes to use property for motor vehicle repair, motor vehicle sales and "advertising" in a B1 Local Retail Business District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. . Section 343.01(b) which states that motor vehicle repair and motor vehicle sales, and storage is not a permitted use in a Local Retail Business District.
2. Sections 352.08 through 325.12 which states that a ten foot wide landscaped transition strip with 75% year round opacity is required at the rear of the lot abutting residential district. A six foot wide landscaped frontage strip with 50% year round opacity is required where lot abuts the street. No landscaping is proposed.
3. Section 349.07 which states that all vehicle maneuvering and parking areas required to be paved and drained within the lot.
4. Section 327.02(d) which states that the proposed "advertising" use cannot be reviewed as plan shows no detail of any proposed signage (Filed March 28, 2019)

**9:30**

**Calendar No. 19-058: 1585 W. 117 St.**

**Ward 15  
Matt Zone  
13 Notices**

Chris Tran, owner, proposes to change use from office to nail salon in a C2 Residence Office District and a Pedestrian Retail Overlay District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

5. Section 337.09 which states that a nail salon is not permitted in a Residence Office District but, is first permitted in a Local Retail Business District.
6. Sections 352.08 through 352.011 which state that a 4 foot wide transition strip is required at the rear of the property where it abuts a Multi-Family District and no landscaping is shown.  
(Filed March 28, 2019)

**9:30**

**Calendar No. 19-059: 4030 St. Clair Avenue**

**Ward 10  
Anthony Hairston  
24 Notices**

KRISRO Holdings LLC., owner, proposes to change use of store to tattoo service, piercing and barber shop in a C3 Semi-Industry District. The owner appeals for relief from the strict application of Section 347.1(a) of the Cleveland Codified Ordinances which states that tattoo and piercing service shop shall be located 500 feet from a residential district and church; proposed tattoo shop does not meet distance requirements (Filed April 1, 2019).

**9:30**

**Calendar No. 19-066: 5610 Tillman Avenue**

**Ward 15  
Matt Zone  
9 Notices**

Enrique & Cynthia Torres, owner, proposes to erect a 24' x 65' two story single family residence with attached garage in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.09(b)(2)(B) which states that the required interior side yard is 6.65 feet and the appellant is proposing 5 feet for the dwelling.
2. Section 357.09(b)(2)(A) which states that no building shall be less than 10 feet from a dwelling on an adjacent lot and the appellant is proposing 6 feet.
3. Section 357.13 (b)(4) which states that open front porches shall not project more than 6 feet and the appellant is proposing 7 feet.
4. Section 341.02(b) which states that City Planning approval is required prior to the issuance of a building permit. (Filed April 12, 2019)